

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

SPECIAL MEETING

September 15, 2015
7:00 PM

PRESENT:

Dan Castle, Chairman
Lowell Dewey, Vice Chairman
Kristin Cameron
Bud Babcock
Angela Griffis

ABSENT:

Allen Ott Jr.
Frank Mesi Jr
Geoffrey Hintz

Also Present:

Bill Kramer, Code Enforcement Officer
Wendy Potter-Behling, Deputy Village Clerk/Secretary
Karen Lee, 570 Fillmore Ave
Al Hopkins,
John, Custom Builders

Dan Castle, Chairman opened the meeting at 7:00PM and noted that a quorum was present.

**Development Plan – Parking Lot
3-lot Subdivision, Mill Rd
SBL#**

The property is 1.4 acres in size to be divided into 3 single family dwelling lots. The setback of the dwelling and the elevation will all be the same as the current house to the south. The setback and density will meet code. Because it is conceptual, actual footprint is not available. Existing utilities are available at street. Lowell mentioned drainage calculations and they are fine. Runoff has little impact. A 6" culvert exists in back NW corner and person who put it in wanted to put in a berm, this is part of drainage system to the west. The swale in the back will act as a detention. There is a natural depression at 818' line and berm comes back up at 815' where it gets picked up by 6" culvert. There are no contours on the plans. Lowell would like to see contours on plans. Lowell mentioned drainage going from the southernmost lot across the two lots to the north. Drainage easements would typical. Al Hopkins agreed. Lowell mentioned the house's grade being higher enough with the grade being 2' lower than house with steps on the house. Finished floor would be higher than garage by 2'. Porch, deck, patio may be added depending on the people moving in with steps or a stoop. Erie County sewer made a comment the sewer should be deep enough to serve the houses by gravity. Lowell did not see rim or invert. The sewer flows to the north so the sewer is lower than the current house. Angela questioned what trees will be removed. John mentioned there should be a survey but the Planning commission members do not have that survey. John said the smaller tree there will not survive with the grading to be done. John said Elm, Ash and scrub trees are all to be removed. He will start fresh with new trees. Dan mentioned the Village Board needs to know all the trees are to be removed. Pipe and berm was in the Kelly Drive Development plan and are subject to be maintained. Eric Krull, current owner of 1.4 acres, looked at drainage plans for Kelly Dr to find the pipe and see if it was still in place. Al Hopkins said that it is typical to put a swale between properties. Bill Kramer stated it is not code and he would prefer a berm so as not to have water go from one property to the other. Angela asked about requiring a landscape plan and Dan asked Bill to get the actual subdivision code and if it requires a landscape plan. Bill

Kramer said it's a narrow list compared to a Development Plan. Bill Kramer recited the list of 10 items required on the survey including the location of all trees greater than 4" but stated no landscape plan is required by code.

A motion was made by Kristin Cameron, seconded by Angela Griffis to recommend the approval of the development plan as presented for a 3-lot minor subdivision on Mill Street with the following recommendations outlined by Lowell Dewey:

- provide a site grading plan to indicate size of swale**
- provide drainage easement from one lot to the other along the back**
- Bill Kramer should walk the site to make sure pipe is in place and there is a drainage path downstream**
- the plan should show the rim and inverted sanitary sewer out at the street to assure the connection can be made by gravity to each house**
- provide map designating all trees greater than 4" in diameter**
- Sewer connection and driveway access permits would be needed from Erie County because Mill Rd is a County Road**

Aye – all Motion approved

GENERAL BUSINESS:

Dan Castle made everyone aware of LED sign at 430 Main St (EA Middle School). EAMS thinks they are following NYS law they come under dormitory or State Education Law. VEA attorney sent a letter regarding their location to historic preservation district. Sign would be used for more than just school purposes. Perhaps consultant could look at what others are doing with signage.

PC needs to produce a list of tasks for consultant to act on. PC can get roughly 20 hrs at \$100/give or take for consultant. Elm/Riley corridor is of most interest. 6 months process working with consultant and have them attend PC and VB meetings. PC would give tasks each month. Angela suggested having 'deliverables'. Ultimately, consultant should provide a conceptual rendering of what the rezoning plan would look like after doing legwork of holding a public meeting and receiving public input. Specifically looking at Riley/Elm corridor and Railroad corridor to the west. To provide recommendations regarding proposed land use and zoning scenarios for these corridors that will protect and enhance future development and reflect community input. The budget is up to \$20,000 to review not only rezoning but reviewing of the current code. Bill Kramer suggested that prior to spending \$20,000, the Village send out a preliminary letter to property owners of area to be affected by rezoning and get a feel for how many property owners are in favor of rezoning.

Dan will draft a brief RFP to submit to VB for their coming meeting.

Lowell Dewey made a motion to adjourn the meeting at 8:02PM, seconded by Kristin Cameron and approved unanimously.

Respectfully submitted,

Wendy Potter-Behling
Deputy Village Clerk
Secretary, Planning Commission